

Certificate of Notice Page 1 of 2  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Edward Mauser  
Debtor

Case No. 16-10872-mdc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: DonnaR  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 23, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 25, 2017.

db +Edward Mauser, 7013 Reedland Street, Philadelphia, PA 19142-1715

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 25, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 23, 2017 at the address(es) listed below:

ALEXANDRA T. GARCIA on behalf of Creditor Federal National Mortgage Association  
ecfmail@mwc-law.com  
ANDREW F GORNALL on behalf of Creditor PNC Bank, National Association  
agornall@kmlawgroup.com, bkgroup@kmlawgroup.com  
ANN E. SWARTZ on behalf of Creditor Federal National Mortgage Association ecfmail@mwc-law.com,  
ecfmail@mwc-law.com  
CHRISOVALANTE FLIAKOS on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
JEROME B. BLANK on behalf of Creditor Wells Fargo Bank, N.A. paeb@fedphe.com  
JOSHUA ISAAC GOLDMAN on behalf of Creditor PNC Bank, National Association  
bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com  
MICHAEL A. CATALDO2 on behalf of Debtor Edward Mauser ecf@ccpclaw.com, igotnotices@ccpclaw.com  
MICHAEL A. CIBIK2 on behalf of Debtor Edward Mauser ecf@ccpclaw.com, igotnotices@ccpclaw.com  
THOMAS I. PULEO on behalf of Creditor PNC Bank, National Association tpuleo@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER ecfemails@ph13trustee.com, philaecf@gmail.com  
WILLIAM EDWARD MILLER on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY  
wmiller@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 12

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (PHILADELPHIA)**

<b>IN RE:</b>	:	
<b>EDWARD MAUSER</b>	:	<b>BK. No. 16-10872-mdc</b>
<b>Debtor</b>	:	
	:	<b>Chapter No. 13</b>
<b>WELLS FARGO BANK, N.A.</b>	:	
<b>Movant</b>	:	
v.	:	
<b>EDWARD MAUSER</b>	:	
<b>Respondent</b>	:	<b>11 U.S.C. §362</b>
	:	

**ORDER MODIFYING §362 AUTOMATIC STAY**

**AND NOW**, this 19<sup>th</sup> day of January, 2017, at **PHILADELPHIA**, upon Motion of **WELLS FARGO BANK, N.A.** (Movant), it is:

**ORDERED AND DECREED:** that Movant shall be permitted to reasonably communicate with the Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

**ORDERED** that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 6527 ALLMAN ST, PHILADELPHIA, PA 19150 N/K/A 6527 ALLMAN ST, PHILADELPHIA, PA 19142-1923 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further;

**ORDERED** that Rule 4001(a)(3) is not applicable and **WELLS FARGO BANK, N.A.** may immediately enforce and implement this Order granting Relief from the Automatic Stay; and it is further;

**ORDERED** that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assignees.

  
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MAGDELINE D. COLEMAN, BANKRUPTCY  
JUDGE

WILLIAM C. MILLER, ESQUIRE  
(TRUSTEE)  
1234 MARKET STREET  
SUITE 1813  
PHILADELPHIA, PA 19107

MICHAEL A. CIBIK2, ESQUIRE  
1500 WALNUT STREET  
SUITE 900  
PHILADELPHIA, PA 19102

EDWARD MAUSER  
7013 REEDLAND STREET  
PHILADELPHIA, PA 19142

EDWARD MAUSER  
6527 ALLMAN ST  
PHILADELPHIA, PA 19150